

**Draft
Environmental Impact Report
for the
General Electric Facility
PD Rezoning**



City File # PDC04-029
State Clearinghouse # 2004062104

CITY OF SAN JOSE

April 2005

April 5, 2005

Ladies and Gentlemen:

SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT, GENERAL ELECTRIC FACILITY PLANNED DEVELOPMENT ZONING, FILE NO. PDC 04-029, STATE CLEARINGHOUSE NO. 2004062104.

The Planning Commission of the City of San Jose will hold a Public Hearing to consider the Draft Environmental Impact Report (DEIR) prepared for the project described below. A copy of the DEIR is attached for your review.

Your comments regarding the significant environmental effects of this project and the adequacy of the DEIR are welcome. Written comments, submitted to the Department of Planning, Building and Code Enforcement by 5:00 p.m., May 19, 2005, will be included in the EIR and be considered by the Planning Commission at this public hearing. *If you make comments through a state or regional clearinghouse, please send a copy of your comments to the contact person listed below to insure prompt consideration.* If we receive no comments (nor a request for an extension of time) from you by the specified date, we will assume you have none to make.

Project Description and Location: The project proposes to rezone the 55.4-acre site from Heavy Industrial to A (PD) Planned Development Zoning District to allow the development of approximately 646,000 square feet of retail commercial uses. Specific tenants are not known at this time. The property currently contains the existing GE facility, which consists of office/manufacturing buildings, pavement, and limited landscaping. The project proposes to retain the office portion of the historic GE Motor Plant Building. Council District 7.

Tentative Hearing Date: June 8, 2005

Contact Person:

Michael Rhoades
Department of Planning, Building & Code Enforcement
801 N. First Street, Room 400
San Jose, CA 95110-1795

Sincerely,



Akoni Daniels, Senior Planner

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INTRODUCTION

AUTHORIZATION AND PURPOSE

This document is an Environmental Impact Report (EIR) prepared in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. This EIR has been prepared by the City of San José as the "Lead Agency," in consultation with the appropriate local, regional, and state agencies.

The project is the rezoning of a 55.4-acre site from Heavy Industrial to a (PD) Planned Development Zoning District to allow development of retail commercial uses on the site. The project proposes an approximately 646,000 square foot shopping center on the site, at an average floor area ratio (FAR) of approximately 0.25. Specific tenants are not known at this time. Commercial development could include a range of uses, such as grocery, major retail, home improvement, food service, and cinemas. This proposal is considered a "project" as defined by CEQA Guidelines, Section 15378.

CEQA requires preparation of an EIR when a lead agency determines that there is evidence that a project may have a significant effect on the environment. The need to prepare an EIR for the project was established by the City as a result of preliminary evaluation of the significant environmental effects resulting from the proposed rezoning and commercial project. The purpose of this EIR is to inform the public generally of the significant environmental effects of the proposed project, identify possible ways to minimize the significant effects, and describe reasonable alternatives which support the objectives of the project.

The Planning Commission, or City Council on appeal, must certify that the EIR has been completed in conformity with the requirements of CEQA. In approving the project rezoning, the City Council must certify that (1) the Final EIR was presented and that the Council reviewed and considered the information contained in the EIR prior to approving the project, and (2) the Final EIR reflects the City's independent judgment and analysis.

This Draft EIR will be circulated for agency and public review during a 45-day public review period prior to certification of the document by the lead agency. Comments received by the City on the Draft EIR will be addressed by the City in the Final EIR.

Although the EIR does not control the lead agency's ultimate decision on the project, the City must consider the information in the EIR and respond to each significant effect identified in the EIR. If significant adverse environmental effects are identified in the EIR, approval of the project must be accompanied by written findings.

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